

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19A THE INLET PAYNESVILLE VIC 3880

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$522,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Paynesville

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6 ADMIRALS QUAY PAYNESVILLE VIC 3880	\$1,100,000	18-May-23
29B VICTORIA STREET PAYNESVILLE VIC 3880	\$565,000	10-Aug-23
14 PENROSE PLACE NEWLANDS ARM VIC 3875	\$530,000	20-Mar-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 25 March 2025

Tiana Kyle
P 03 5153 2929
M 0498680019
E tiana.kyle@obre.com.au



6 ADMIRALS QUAY PAYNESVILLE VIC 3880

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  -
  -

Sold Price

\$1,100,000

Sold Date

18-May-23

Distance

0.43km



29B VICTORIA STREET PAYNESVILLE VIC 3880

 3
  2
  2

Sold Price

\$565,000

Sold Date

10-Aug-23

Distance

1.43km



14 PENROSE PLACE NEWLANDS ARM VIC 3875

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  -
  -

Sold Price

\$530,000

Sold Date

20-Mar-23

Distance

2.84km

RS = Recent sale

UN = Undisclosed Sale

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